



**AGENDA FOR THE JOINT SESSION  
CITY OF AUBURN PLANNING COMMISSION  
and  
HISTORIC DESIGN REVIEW COMMISSION  
1225 LINCOLN WAY, AUBURN, CA 95603  
April 17, 2007  
6:00 PM**

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**Commissioners**

Ray Merz, Chair  
Nicholas Kosla  
Mark Smith  
Nancy Thompson  
Lisa Worthington  
Liz Briggs  
Sandra Elder  
Dorene Kidd

**City Staff**

Wilfred Wong, Community Development Director  
Reg Murray, Senior Planner  
Steve Geiger, Associate Planner  
Sue Fraizer, Administrative Assistant

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES – HISTORIC DESIGN REVIEW COMMISSION**

April 3, 2007

**IV. APPROVAL OF MINUTES – PLANNING COMMISSION**

March 20, 2007  
April 3, 2007

**V. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

**VI. PUBLIC HEARING ITEMS**

- A. HISTORIC DESIGN REVIEW – 185 LINDEN AVENUE (FRANK R. LEWIS) – FILE HDR 07-8.** The applicant requests Historic Design Review approval for illuminated and non-illuminated wall signs located at 185 Linden Avenue. *This item was continued from the April 3, 2007 Historic Design Review Commission hearing to allow the applicant to work with staff on a revised proposal. The applicant has requested a continuance to the May 1, 2007 meeting.*

- B. HISTORIC DESIGN REVIEW AND VARIANCE – 160 ELM AVENUE (MARTIN RAY – THE CAR LOT, INC.) --FILES HDR 07-9 AND VA 07-4.** The applicant requests Historic Design Review approval to allow “The Car Lot” monument sign located at 160 Elm Avenue previously approved to be constructed of metal to instead be constructed of wood. The proposal also includes design review of a secondary freestanding sign, a wall sign located on the office building, and various promotional signage including flags and pennants. A variance application is also required to allow a second freestanding sign.
- C. HISTORIC DESIGN REVIEW PERMIT – 1222 HIGH STREET (BOLANDER DESIGN) – FILE DRP 06-4.** The request is for a proposed 990 square foot detached storage building with a stucco exterior. The proposal also includes the removal of plywood siding on the existing building and replacing it with stucco to match the new storage building and new trellis structures.
- D. DESIGN REVIEW PERMIT AND TREE PERMIT – 510 NEVADA STREET (ROBINSON HILLTOP DEVELOPMENT) – FILE DRP 06-2; TP 06-6.** The applicant requests approval of a Design Review Permit for the construction of a 13,293 square foot, two-story retail commercial building located at 510 Nevada Street and a Tree Permit for the removal of ±40 native oak trees and impacts to several remaining trees.

## **VII. COMMISSION BUSINESS**

- A. AUBURN REDEVELOPMENT PROJECT** – The Auburn Urban Development Authority proposes to amend the Redevelopment Plan for the Auburn Redevelopment Project by deleting from the Plan a parcel of land associated with the Creekside Business Park located on the north side of Blocker Drive.
- B. ZONING INTERPRETATION (SCHOOLS IN COMMERCIAL ZONE DISTRICTS)** - The Planning Commission is asked to consider whether specialized educational uses, such as charter schools and Alternative Education Programs, should be permitted or conditionally permitted uses in the Commercial (C-1; C-2; and/or C-3) zone districts.

## **VIII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS**

- A.** City Council Meetings
- B.** Future Planning Commission Meetings
- C.** Future Historic Design Review Commission Meetings
- D.** Reports

## **IX. COMMISSION REPORTS**

The purpose of these reports is to provide a forum for Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a

Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

#### **X. FUTURE COMMISSION AGENDA ITEMS**

Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

#### **XI. ADJOURNMENT**

Thank you for attending the meeting. The Commissions welcome your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Commissions and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.